HOUSING MARKET INFORMATION

HOUSING NOW
Greater Sudbury CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fourth Quarter 2010

New Home Market

Sudbury third quarter starts below average

Although the bellwether Greater Sudbury single-detached residential construction market has not matched the average performance of the last five years, third quarter single-detached starts were sharply higher than last year's same period. Row, semi-detached and apartment starts reached last year's same level of activity which was the highest since 1994. The first nine months of 2010 closed with a total of 188 row, semi-detached and apartment starts, up one unit from last year.

Single-detached starts in Sudbury have been concentrated in Valley East for the last five years. So far in 2010, over one-third of all single family housing starts have broken ground in Valley East followed by Rayside-Balfour,

Figure 1

Sudbury Starts Come Back in 2010

Starts to September 30, 2010, end of third quarter.
Source: CMHC

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Lockerby and New Sudbury. Going back to 1988, between 15 and 34 per cent of all single-detached homes have been constructed annually in "the Valley". Cheaper lot prices and the availability of land are the primary reasons for the focus in this region.

As the market continues its recovery path, the number of completed and unabsorbed single detached units in Sudbury continues to decrease. At its peak in 2009, the new construction market reached the highest number of completed and unabsorbed single family homes since 1995. So far this year, this number has reduced by almost half to ten units in light of the recent employment improvement and less speculative building by the Sudbury homebuilding community.

Of the three other major cities in Northeastern Ontario, North Bay had the most residential construction activity in the first nine months of 2010 with 125 units commencing, including 12 multi-family units. Moreover, single-detached starts in this city are over fifty per cent ahead of a busy 2009. Despite this, North Bay third quarter starts could not compete with last year's levels to September 30th and was 24 per cent behind. North Bay is benefitting from its economic diversity. This diversity - and general economic well-being that has accompanied it - has allowed the resale market to have the most consistent price growth of any Northern Ontario city going back to the early 1980s. The two other major cities, Sault Ste. Marie and Timmins, completed the first nine months ahead of 2009.

The analysis of housing activity in Sudbury, Sault Ste. Marie and North Bay recounts absorptions by volume and by price range. The $350,000 plus price range is the most popular in the Sudbury and North Bay thus far in 2010, while the $250,000 - $300,000 range is the most popular in Sault Ste. Marie. The higher price ranges in Sudbury and North Bay reflect the high prices in the resale market that have spilled over to the new construction market. With resale prices now averaging over $200,000 in both Sudbury and North Bay, more prospective home purchasers may be looking at new construction given the apparent narrowing in the gap between resale and new housing. The Sault St. Marie market remains the most inexpensive from a new home perspective.

Resale Market

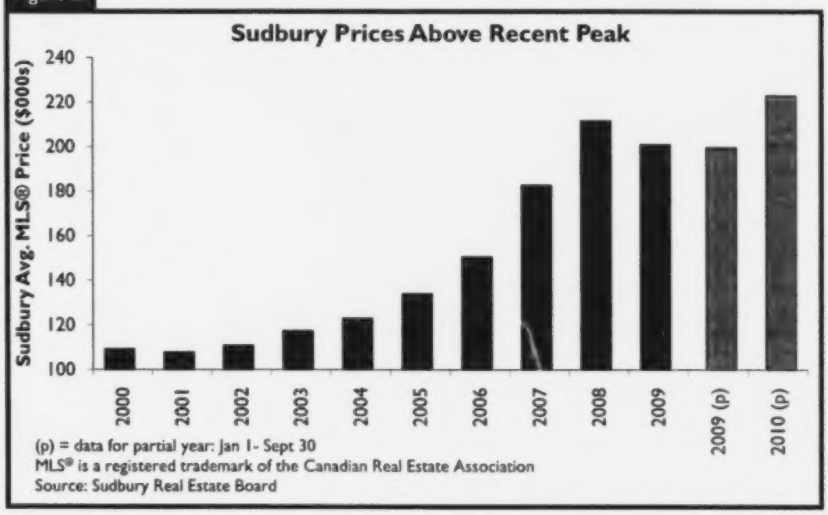
Sudbury resale prices show marked improvement

After a slower 2009, the existing home market in Greater Sudbury started the year with a furious pace. Nevertheless the market slowed in the third quarter and is on track to be the slowest since 2003, from a sales volume perspective. Meanwhile, average prices continue to grow and earlier in the year, topped pre-recession highs. Resale market demand has been strongest in the $200,000 to $400,000 price range.

With demand slowing and listings in good supply, conditions in the Greater Sudbury resale market are considered to be in a strong balanced position. New listings faltered in the third quarter; however, for the year, listings are at their highest level since 1999.

A combination of factors is at play in explaining the increase in Greater Sudbury residential listings. The conclusion of the strike at Vale Inco has sparked renewed interest in buying and selling homes, particularly for those looking to move up in the market. For some, the end of the strike provides a time to consolidate debt and possibly lower their monthly costs by selling their home and moving to a smaller home or

Figure 2



(p) = data for partial year: Jan 1 - Sept 30
MLS® is a registered trademark of the Canadian Real Estate Association
Source: Sudbury Real Estate Board

perhaps consider moving into rented accommodation. For others who had taken on alternate employment during this time, the end of the strike marked a time to make a decision to remain in Sudbury or in another community.

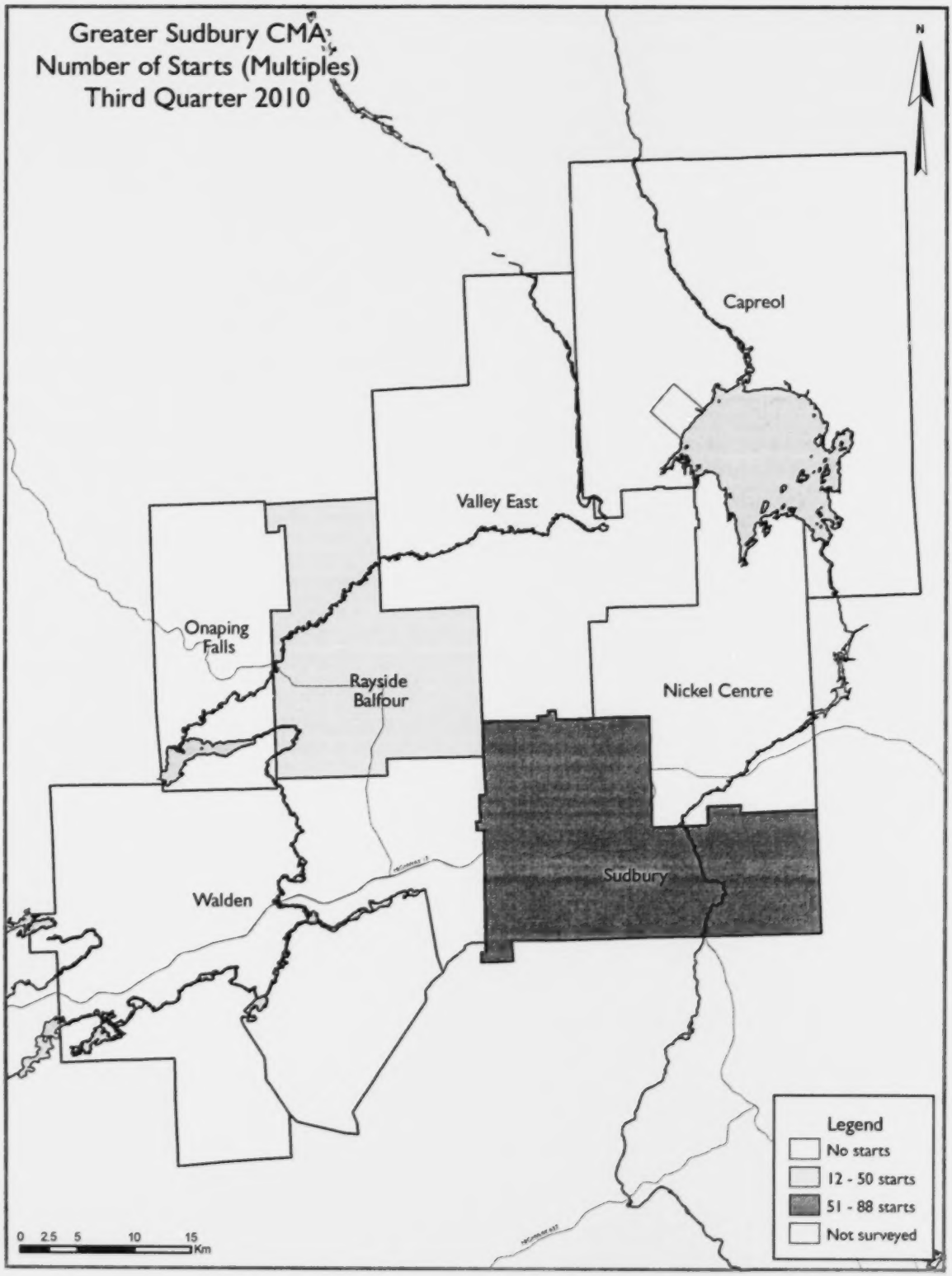
Average prices were up so far this year sitting slightly above $223,000, a strong performance given the weakness present for most of 2009. The modest global economic recovery has been led in large part by commodities and the labour settlement at Vale Inco. These are the key factors that have caused the resale market to improve in Greater Sudbury.

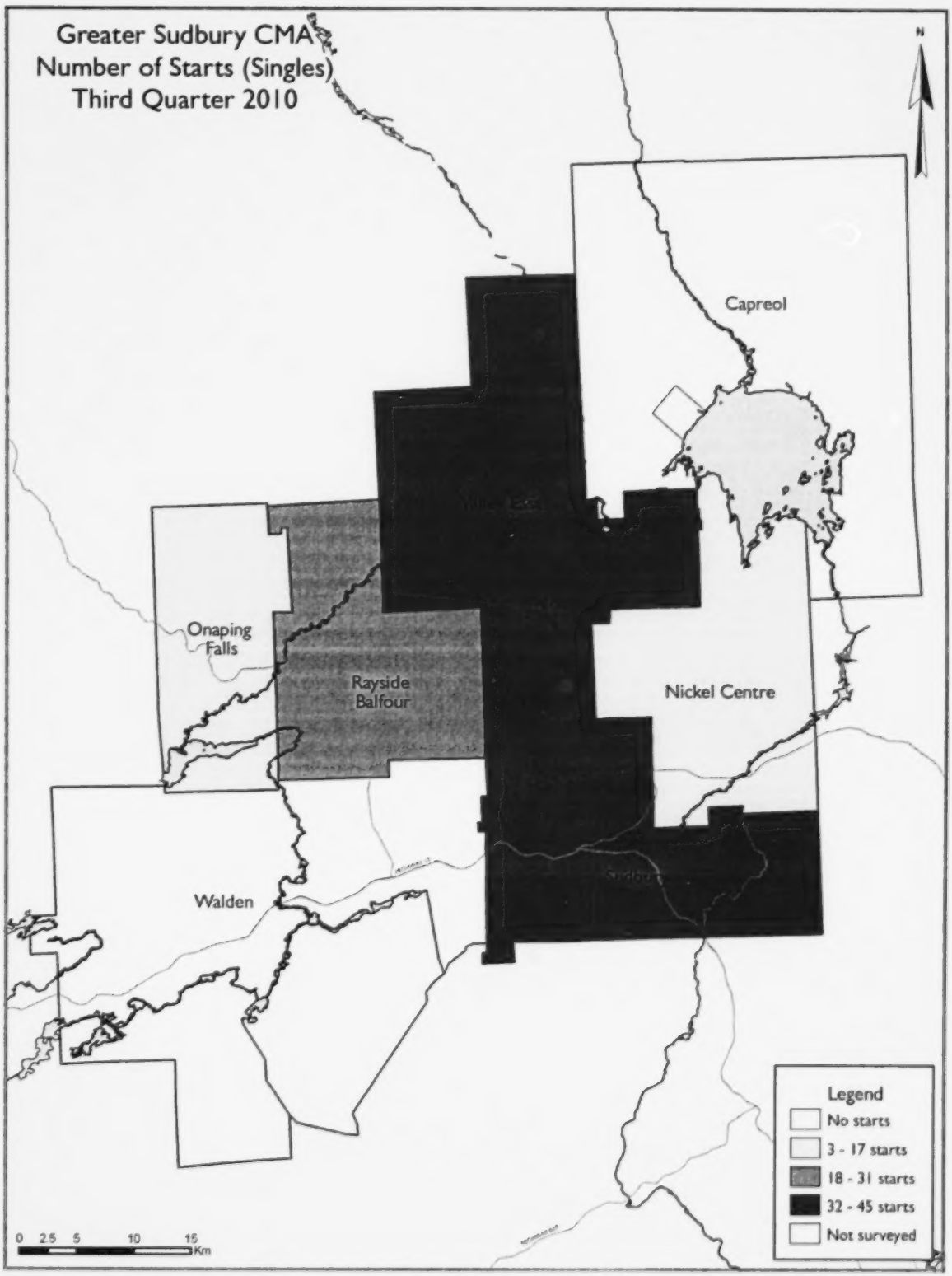
Economy: Good producing sector led the recovery in Sudbury

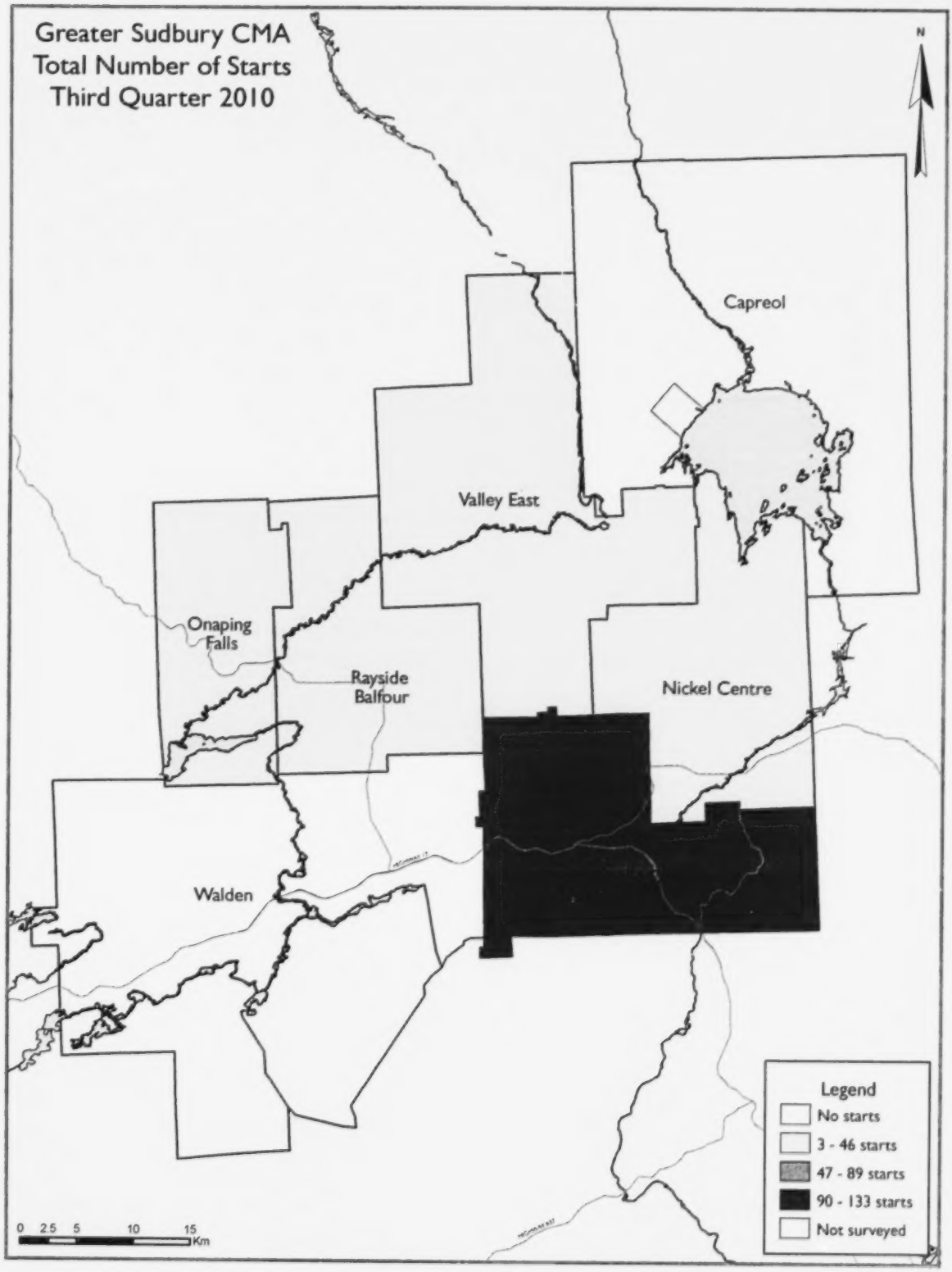
Nickel and other metals' prices are on the upswing after reaching a trough in Q1 2009. The increase has been positive for Northern Ontario, a region that relies heavily on this sector. Nickel, used in the production of steel, is influenced by demand from the steel industry. According to the World Steel Association, production of steel from the world's top 66 producing countries to the end of September is trending up, which bodes well for the Vale Inco and Xstrata operations in Sudbury, not to mention Quadra FNX. Attracted by many well-paying mining jobs that have pushed average weekly earnings up by 3.2 per cent, the labour force has been growing substantially, outstripping growth in employment and topping 90,000 in July for the first time ever.

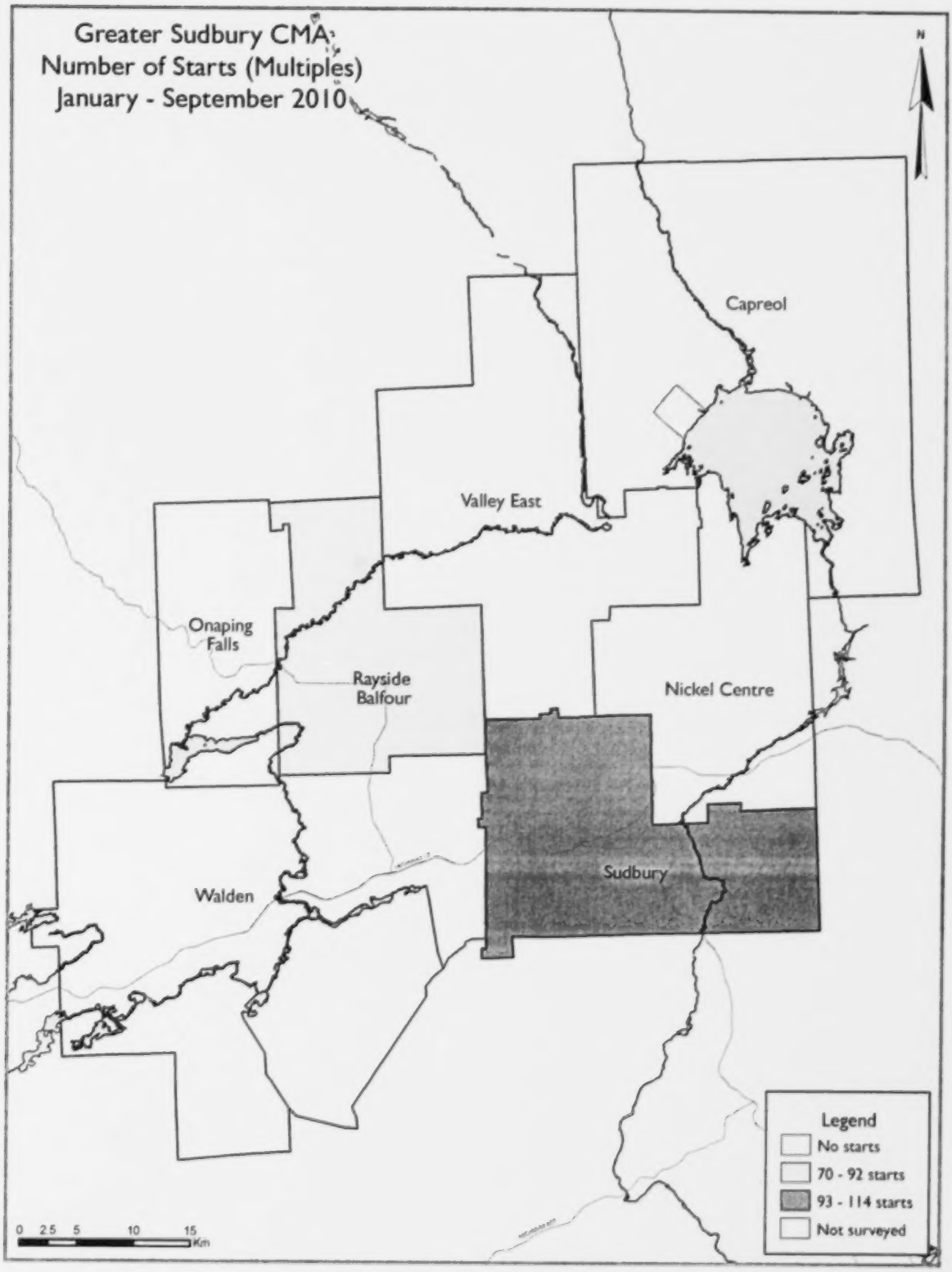
Discouraged workers returning to the labour force and in-migration in anticipation of an improved job market are keys to the rise in the labour force and hence the rise in the unemployment rate. Finishing September, Sudbury's unemployment rate is actually unchanged from one year ago but the economic environment in Sudbury has completely changed now that the Vale Inco strike has concluded. The recovery has been led by the goods producing sector, particularly that which relies on the mineral and metals exploration and production sectors.

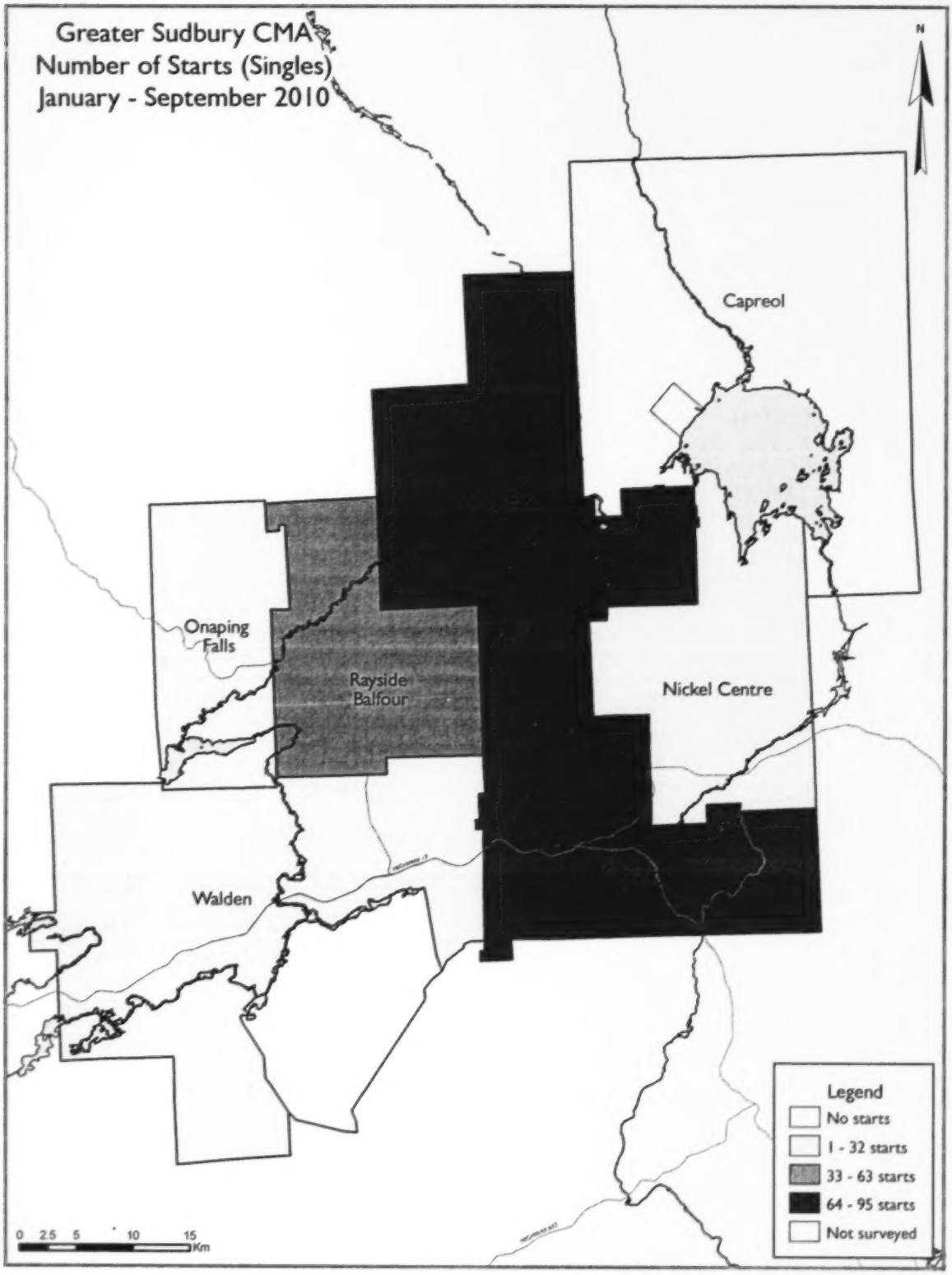
Figure 3

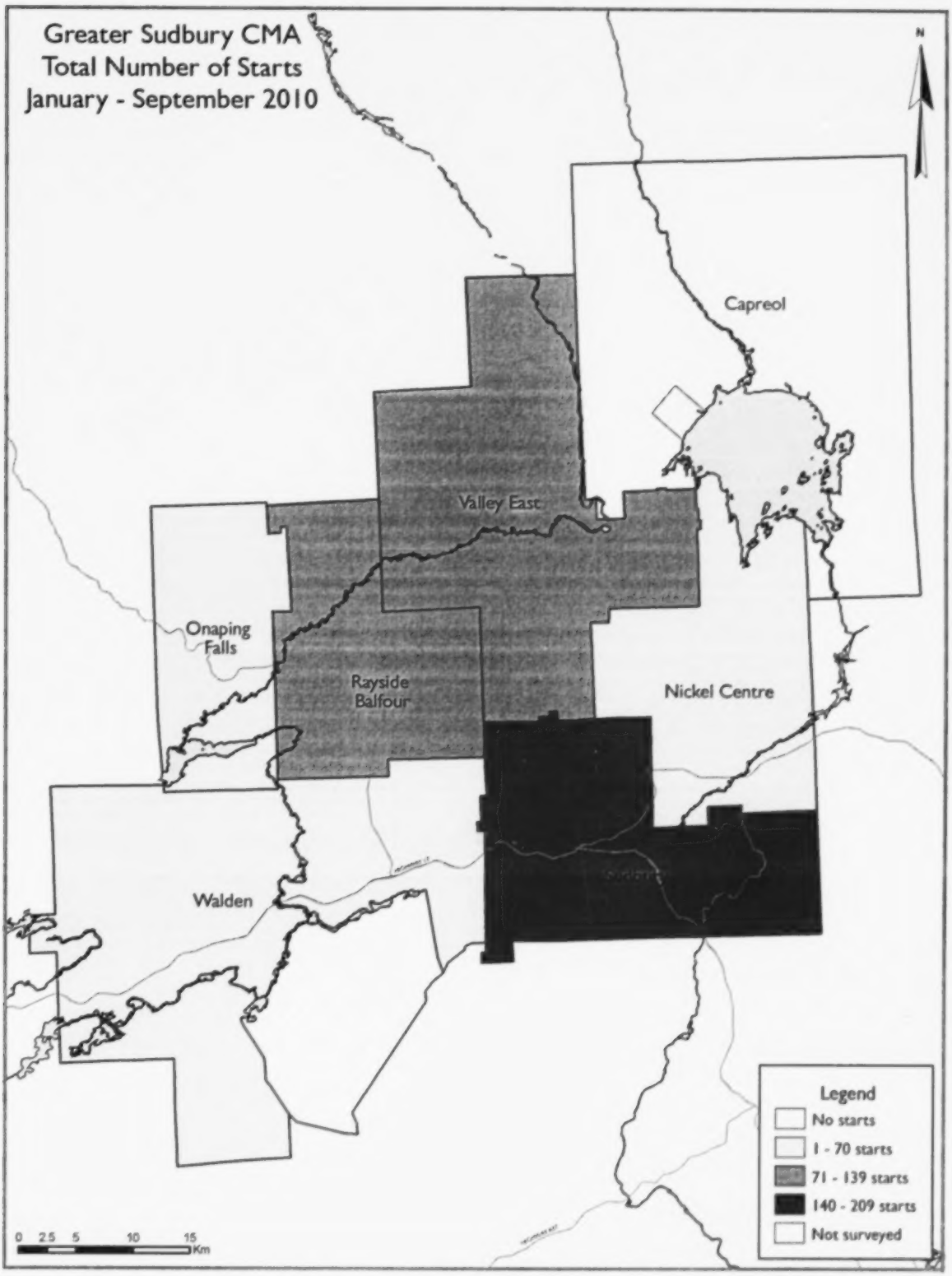

Greater Sudbury CMA
Number of Starts (Multiples)
Third Quarter 2010
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
Legend
No starts
12 - 50 starts
51 - 88 starts
Not surveyed
0 2.5 5 10 15
Km


Greater Sudbury CMA
Number of Starts (Singles)
Third Quarter 2010
N
Capreol
Onaping Falls
Rayside Balfour
Nickel Centre
Walden
Legend
No starts
3 - 17 starts
18 - 31 starts
32 - 45 starts
Not surveyed
0 2.5 5 10 15
Km


Greater Sudbury CMA
Total Number of Starts
Third Quarter 2010
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Walden
Legend
No starts
3 - 46 starts
47 - 89 starts
90 - 133 starts
Not surveyed
0 2.5 5 10 15
Km


Greater Sudbury CMA
Number of Starts (Multiples)
January - September 2010
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
Legend
No starts
70 - 92 starts
93 - 114 starts
Not surveyed
0 2.5 5 10 15
Km


Greater Sudbury CMA
Number of Starts (Singles)
January - September 2010
N
Capreol
Onaping Falls
Rayside Balfour
Nickel Centre
Walden
Legend
No starts
1 - 32 starts
33 - 63 starts
64 - 95 starts
Not surveyed
0 2.5 5 10 15 Km


Greater Sudbury CMA
Total Number of Starts
January - September 2010
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Walden
0 2.5 5 10 15 Km
Legend
No starts
1 - 70 starts
71 - 139 starts
140 - 209 starts
Not surveyed

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
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2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Greater Sudbury CMA
Third Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2010	127	0	0	0	0	15	21	68	231
Q3 2009	89	2	0	0	0	0	34	4	129
% Change	42.7	-100.0	n/a	n/a	n/a	n/a	-38.2	**	79.1
Year-to-date 2010	266	2	0	0	0	15	21	150	454
Year-to-date 2009	143	6	0	0	0	15	58	108	330
% Change	86.0	-66.7	n/a	n/a	n/a	0.0	-63.8	38.9	37.6
UNDER CONSTRUCTION									
Q3 2010	208	2	7	0	0	27	55	166	465
Q3 2009	165	14	7	0	0	15	58	107	366
% Change	26.1	-85.7	0.0	n/a	n/a	80.0	-5.2	55.1	27.0
COMPLETIONS									
Q3 2010	92	2	0	0	0	0	6	12	112
Q3 2009	47	2	0	0	0	0	4	0	53
% Change	95.7	0.0	n/a	n/a	n/a	n/a	50.0	n/a	111.3
Year-to-date 2010	206	10	0	0	0	15	42	16	289
Year-to-date 2009	168	12	0	0	0	0	8	20	208
% Change	22.6	-16.7	n/a	n/a	n/a	n/a	**	-20.0	38.9
COMPLETED & NOT ABSORBED									
Q3 2010	8	0	0	0	0	1	0	6	15
Q3 2009	16	0	0	0	0	6	4	0	26
% Change	-50.0	n/a	n/a	n/a	n/a	-83.3	-100.0	n/a	-42.3
ABSORBED									
Q3 2010	97	2	0	0	0	2	6	6	113
Q3 2009	54	4	0	0	0	1	0	3	62
% Change	79.6	-50.0	n/a	n/a	n/a	100.0	n/a	100.0	82.3
Year-to-date 2010	208	11	0	0	0	17	22	10	268
Year-to-date 2009	171	13	0	0	0	3	4	20	211
% Change	21.6	-15.4	n/a	n/a	n/a	**	**	-50.0	27.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket Third Quarter 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Greater Sudbury CMA									
Q3 2010	127	0	0	0	0	15	21	68	231
Q3 2009	89	2	0	0	0	0	34	4	129
North Bay									
Q3 2010	50	2	0	0	0	0	0	0	52
Q3 2009	54	4	0	0	0	0	10	67	135
Sault Ste. Marie									
Q3 2010	32	2	0	0	0	0	0	0	34
Q3 2009	28	2	0	0	0	0	0	0	30
Timmins									
Q3 2010	6	0	0	0	0	0	0	0	6
Q3 2009	16	0	0	0	0	0	0	0	16
Elliot Lake									
Q3 2010	7	0	0	0	0	0	0	0	7
Q3 2009	3	0	0	0	0	0	0	0	3
Temiskaming Shores									
Q3 2010	7	0	0	0	0	0	0	0	7
Q3 2009	7	0	0	0	0	0	0	0	7
West Nipissing									
Q3 2010	18	2	0	0	0	0	0	0	20
Q3 2009	16	2	4	0	0	0	0	45	67
UNDER CONSTRUCTION									
Greater Sudbury CMA									
Q3 2010	208	2	7	0	0	27	55	166	465
Q3 2009	165	14	7	0	0	15	58	107	366
North Bay									
Q3 2010	102	8	0	0	0	0	0	0	110
Q3 2009	92	4	0	0	0	0	20	67	183
Sault Ste. Marie									
Q3 2010	70	4	0	0	0	0	0	24	98
Q3 2009	58	2	0	0	0	0	0	59	119
Timmins									
Q3 2010	7	0	14	0	0	0	0	0	21
Q3 2009	18	0	0	0	0	0	0	0	18
Elliot Lake									
Q3 2010	5	0	0	0	0	0	0	0	5
Q3 2009	6	0	0	0	0	0	0	0	6
Temiskaming Shores									
Q3 2010	7	0	0	0	0	0	0	0	7
Q3 2009	5	0	0	0	0	0	0	0	5
West Nipissing									
Q3 2010	17	2	0	0	0	0	0	49	68
Q3 2009	18	2	4	0	0	0	0	45	69

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Third Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Greater Sudbury CMA									
Q3 2010	92	2	0	0	0	0	6	12	112
Q3 2009	47	2	0	0	0	0	4	0	53
North Bay									
Q3 2010	48	4	0	0	0	0	2	55	109
Q3 2009	21	6	0	0	0	0	0	18	45
Sault Ste. Marie									
Q3 2010	34	0	0	0	0	0	5	35	74
Q3 2009	21	0	0	0	0	0	0	0	21
Timmins									
Q3 2010	10	0	0	0	0	0	0	0	10
Q3 2009	11	0	0	0	0	0	0	0	11
Elliot Lake									
Q3 2010	4	0	0	0	0	0	0	0	4
Q3 2009	1	0	0	0	0	0	0	0	1
Temiskaming Shores									
Q3 2010	0	0	0	0	0	0	0	0	0
Q3 2009	3	0	0	0	0	0	0	0	3
West Nipissing									
Q3 2010	9	0	0	0	0	0	0	0	9
Q3 2009	14	0	0	0	0	0	0	0	14
COMPLETED & NOT ABSORBED									
Greater Sudbury CMA									
Q3 2010	8	0	0	0	0	1	0	6	15
Q3 2009	16	0	0	0	0	6	4	0	26
North Bay									
Q3 2010	1	0	0	0	0	0	2	0	3
Q3 2009	5	0	0	0	0	0	0	0	5
Sault Ste. Marie									
Q3 2010	5	0	0	0	0	0	0	35	40
Q3 2009	12	0	0	0	0	0	0	0	12
Timmins									
Q3 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Elliot Lake									
Q3 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Temiskaming Shores									
Q3 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
West Nipissing									
Q3 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Third Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Greater Sudbury CMA									
Q3 2010	97	2	0	0	0	2	6	6	113
Q3 2009	54	4	0	0	0	1	0	3	62
North Bay									
Q3 2010	55	2	0	0	0	0	0	12	69
Q3 2009	29	6	0	0	0	0	0	19	54
Sault Ste. Marie									
Q3 2010	31	0	0	0	0	0	5	0	36
Q3 2009	19	0	0	0	0	0	0	0	19
Timmins									
Q3 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Elliot Lake									
Q3 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Temiskaming Shores									
Q3 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
West Nipissing									
Q3 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts
Greater Sudbury CMA
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	224	8	0	0	0	27	74	117	450
% Change	-52.2	-75.0	-100.0	n/a	n/a	n/a	**	**	-17.1
2008	469	32	11	0	0	0	8	23	543
% Change	-8.8	23.1	n/a	n/a	-100.0	n/a	33.3	187.5	-7.5
2007	514	26	0	0	33	0	6	8	587
% Change	14.7	44.4	n/a	n/a	n/a	n/a	-45.5	n/a	23.1
2006	448	18	0	0	0	0	11	0	477
% Change	16.7	50.0	-100.0	n/a	n/a	n/a	n/a	n/a	19.3
2005	384	12	4	0	0	0	0	0	400
% Change	2.7	20.0	n/a	n/a	n/a	n/a	-100.0	n/a	3.1
2004	374	10	0	0	0	0	4	0	388
% Change	26.4	0.0	n/a	n/a	n/a	n/a	n/a	n/a	26.8
2003	296	10	0	0	0	0	0	0	306
% Change	1.4	**	-100.0	n/a	n/a	n/a	n/a	n/a	2.7
2002	292	2	4	0	0	0	0	0	298
% Change	52.9	n/a	n/a	n/a	n/a	n/a	n/a	n/a	56.0
2001	191	0	0	0	0	0	0	0	191
% Change	13.0	-100.0	n/a	n/a	n/a	n/a	n/a	n/a	10.4
2000	169	4	0	0	0	0	0	0	173

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Third Quarter 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	% Change
Greater Sudbury CMA	127	89	0	2	21	34	83	4	231	129	79.1
Capreol Town	1	1	0	0	0	0	0	0	1	1	0.0
Nickel Centre Town	9	8	0	0	0	30	0	0	9	38	-76.3
Onaping Falls Town	3	2	0	0	0	0	4	0	7	2	**
Rayside-Balfour Town	22	9	0	0	12	4	0	0	34	13	161.5
Sudbury City	45	36	0	0	9	0	79	0	133	36	**
Valley East Town	40	27	0	2	0	0	0	4	40	33	21.2
Walden Town	7	6	0	0	0	0	0	0	7	6	16.7
North Bay	50	54	2	4	0	10	0	67	52	135	-61.5
Sault Ste. Marie	32	28	2	2	0	0	0	0	34	30	13.3
Timmins	6	16	0	0	0	0	0	0	6	16	-62.5
Elliot Lake	7	3	0	0	0	0	0	0	7	3	133.3
Temiskaming Shores	7	7	0	0	0	0	0	0	7	7	0.0
West Nipissing	18	16	2	2	0	0	0	49	20	67	-70.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Greater Sudbury CMA	266	143	2	6	21	58	165	123	454	330	37.6
Capreol Town	1	3	0	0	0	20	0	0	1	23	-95.7
Nickel Centre Town	20	12	0	0	0	30	0	0	20	42	-52.4
Onaping Falls Town	4	3	0	0	0	0	4	0	8	3	166.7
Rayside-Balfour Town	43	22	0	0	12	8	58	4	113	34	**
Sudbury City	95	52	2	4	9	0	103	115	209	171	22.2
Valley East Town	87	41	0	2	0	0	0	4	87	47	85.1
Walden Town	16	10	0	0	0	0	0	0	16	10	60.0
North Bay	118	74	12	4	0	20	0	67	130	165	-21.2
Sault Ste. Marie	83	55	2	2	0	0	0	0	85	57	49.1
Timmins	18	26	0	0	0	0	14	0	32	26	23.1
Elliot Lake	10	3	0	0	0	0	0	0	10	3	**
Temiskaming Shores	11	7	0	0	0	0	0	0	11	7	57.1
West Nipissing	30	33	2	2	0	0	4	49	36	84	-57.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009
Greater Sudbury CMA	0	0	21	34	15	0	68	4
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	30	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	4	0
Rayside-Balfour Town	0	0	12	4	0	0	0	0
Sudbury City	0	0	9	0	15	0	64	0
Valley East Town	0	0	0	0	0	0	0	4
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	10	0	0	0	67
Sault Ste. Marie	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	4	0	45

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Greater Sudbury CMA	0	0	21	58	15	15	150	108
Capreol Town	0	0	0	20	0	0	0	0
Nickel Centre Town	0	0	0	30	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	4	0
Rayside-Balfour Town	0	0	12	8	0	0	58	4
Sudbury City	0	0	9	0	15	15	88	100
Valley East Town	0	0	0	0	0	0	0	4
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	20	0	0	0	67
Sault Ste. Marie	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	14	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	4	4	45

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Third Quarter 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009
Greater Sudbury CMA	127	91	15	0	89	38	231	129
Capreol Town	1	1	0	0	0	0	1	1
Nickel Centre Town	9	8	0	0	0	30	9	38
Onaping Falls Town	3	2	0	0	4	0	7	2
Rayside-Balfour Town	22	9	0	0	12	4	34	13
Sudbury City	45	36	15	0	73	0	133	36
Valley East Town	40	29	0	0	0	4	40	33
Walden Town	7	6	0	0	0	0	7	6
North Bay	52	58	0	0	0	77	52	135
Sault Ste. Marie	34	30	0	0	0	0	34	30
Timmins	6	16	0	0	0	0	6	16
Elliot Lake	7	3	0	0	0	0	7	3
Temiskaming Shores	7	7	0	0	0	0	7	7
West Nipissing	20	22	0	0	0	45	20	67

Table 2.5: Starts by Submarket and by Intended Market
January - September 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Greater Sudbury CMA	268	149	15	15	171	166	454	330
Capreol Town	1	3	0	0	0	20	1	23
Nickel Centre Town	20	12	0	0	0	30	20	42
Onaping Falls Town	4	3	0	0	4	0	8	3
Rayside-Balfour Town	43	22	0	0	70	12	113	34
Sudbury City	97	56	15	15	97	100	209	171
Valley East Town	87	43	0	0	0	4	87	47
Walden Town	16	10	0	0	0	0	16	10
North Bay	130	78	0	0	0	87	130	165
Sault Ste. Marie	85	57	0	0	0	0	85	57
Timmins	32	26	0	0	0	0	32	26
Elliot Lake	10	3	0	0	0	0	10	3
Temiskaming Shores	11	7	0	0	0	0	11	7
West Nipissing	32	39	0	0	4	45	36	84

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Third Quarter 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	% Change
Greater Sudbury CMA	92	47	4	2	4	4	12	0	112	53	111.3
Capreol Town	1	1	0	0	0	0	0	0	1	1	0.0
Nickel Centre Town	5	7	0	0	0	0	0	0	5	7	-28.6
Onaping Falls Town	1	1	0	0	0	0	0	0	1	1	0.0
Rayside-Balfour Town	15	8	0	0	4	0	0	0	19	8	137.5
Sudbury City	33	16	2	2	0	0	12	0	47	18	161.1
Valley East Town	33	12	2	0	0	4	0	0	35	16	118.8
Walden Town	4	2	0	0	0	0	0	0	4	2	100.0
North Bay	48	21	6	6	0	0	55	18	109	45	142.2
Sault Ste. Marie	34	21	0	0	5	0	35	0	74	21	**
Timmins	10	11	0	0	0	0	0	0	10	11	-9.1
Elliot Lake	4	1	0	0	0	0	0	0	4	1	**
Temiskaming Shores	0	3	0	0	0	0	0	0	0	3	-100.0
West Nipissing	9	14	0	0	0	0	0	0	9	14	-35.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Greater Sudbury CMA	206	168	12	12	40	8	31	20	289	208	38.9
Capreol Town	1	1	0	0	20	0	0	0	21	1	**
Nickel Centre Town	12	20	0	0	0	0	0	0	12	20	-40.0
Onaping Falls Town	1	4	0	0	0	0	0	12	1	16	-93.8
Rayside-Balfour Town	28	23	0	2	16	4	0	4	44	33	33.3
Sudbury City	87	66	10	10	4	0	27	4	128	80	60.0
Valley East Town	63	37	2	0	0	4	4	0	69	41	68.3
Walden Town	14	17	0	0	0	0	0	0	14	17	-17.6
North Bay	93	72	10	6	10	0	67	18	180	96	87.5
Sault Ste. Marie	70	82	0	0	5	0	35	0	110	82	34.1
Timmins	24	25	0	0	0	0	0	0	24	25	-4.0
Elliot Lake	15	3	0	0	0	0	0	0	15	3	**
Temiskaming Shores	6	10	0	0	0	0	0	0	6	10	-40.0
West Nipissing	35	47	0	0	0	0	4	0	39	47	-17.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009
Greater Sudbury CMA	0	0	4	4	0	0	12	0
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	4	0	0	0	0	0
Sudbury City	0	0	0	0	0	0	12	0
Valley East Town	0	0	0	4	0	0	0	0
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	55	18
Sault Ste. Marie	0	0	5	0	0	0	35	0
Timmins	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2010

Submarket	Row				Apt. & Other			
	Freehold and		Rental		Freehold and		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Greater Sudbury CMA	0	0	40	8	15	0	16	20
Capreol Town	0	0	20	0	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	12
Rayside-Balfour Town	0	0	16	4	0	0	0	4
Sudbury City	0	0	4	0	15	0	12	4
Valley East Town	0	0	0	4	0	0	4	0
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	10	0	0	0	67	18
Sault Ste. Marie	0	0	5	0	0	0	35	0
Timmins	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	4	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Third Quarter 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009
Greater Sudbury CMA	94	49	0	0	18	4	112	53
Capreol Town	1	1	0	0	0	0	1	1
Nickel Centre Town	5	7	0	0	0	0	5	7
Onaping Falls Town	1	1	0	0	0	0	1	1
Rayside-Balfour Town	15	8	0	0	4	0	19	8
Sudbury City	35	18	0	0	12	0	47	18
Valley East Town	33	12	0	0	2	4	35	16
Walden Town	4	2	0	0	0	0	4	2
North Bay	52	27	0	0	57	18	109	45
Sault Ste. Marie	34	21	0	0	40	0	74	21
Timmins	10	11	0	0	0	0	10	11
Elliot Lake	4	1	0	0	0	0	4	1
Temiskaming Shores	0	3	0	0	0	0	0	3
West Nipissing	9	14	0	0	0	0	9	14

Table 3.5: Completions by Submarket and by Intended Market
January - September 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Greater Sudbury CMA	216	180	15	0	58	28	289	208
Capreol Town	1	1	0	0	20	0	21	1
Nickel Centre Town	12	20	0	0	0	0	12	20
Onaping Falls Town	1	4	0	0	0	12	1	16
Rayside-Balfour Town	28	25	0	0	16	8	44	33
Sudbury City	97	76	15	0	16	4	128	80
Valley East Town	63	37	0	0	6	4	69	41
Walden Town	14	17	0	0	0	0	14	17
North Bay	101	78	0	0	79	18	180	96
Sault Ste. Marie	70	82	0	0	40	0	110	82
Timmins	24	25	0	0	0	0	24	25
Elliot Lake	15	3	0	0	0	0	15	3
Temiskaming Shores	6	10	0	0	0	0	6	10
West Nipissing	35	47	0	0	4	0	39	47

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Third Quarter 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Greater Sudbury CMA													
Q3 2010	0	0.0	0	0.0	8	12.5	19	29.7	37	57.8	64	359,900	376,530
Q3 2009	0	0.0	2	6.1	11	33.3	8	24.2	12	36.4	33	319,900	338,436
Year-to-date 2010	0	0.0	1	0.8	25	19.4	38	29.5	65	50.4	129	354,900	363,509
Year-to-date 2009	2	1.3	9	6.0	27	18.0	46	30.7	66	44.0	150	346,000	368,559
North Bay													
Q3 2010	0	0.0	0	0.0	4	14.8	8	29.6	15	55.6	27	359,900	369,504
Q3 2009	4	25.0	1	6.3	5	31.3	1	6.3	5	31.3	16	296,950	304,038
Year-to-date 2010	0	0.0	1	2.5	8	20.0	12	30.0	19	47.5	40	349,900	357,520
Year-to-date 2009	16	22.5	6	8.5	15	21.1	8	11.3	26	36.6	71	299,000	307,986
Sault Ste. Marie													
Q3 2010	0	0.0	3	15.8	8	42.1	5	26.3	3	15.8	19	289,900	321,032
Q3 2009	0	0.0	0	0.0	8	80.0	1	10.0	1	10.0	10	289,900	345,330
Year-to-date 2010	0	0.0	9	25.0	15	41.7	5	13.9	7	19.4	36	279,900	305,097
Year-to-date 2009	15	19.5	18	23.4	27	35.1	10	13.0	7	9.1	77	264,900	278,047

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
Third Quarter 2010

Submarket	Q3 2010	Q3 2009	% Change	YTD 2010	YTD 2009	% Change
Greater Sudbury CMA	376,530	338,436	11.3	363,509	368,559	-1.4
North Bay	369,504	304,038	21.5	357,520	307,986	16.1
Sault Ste. Marie	321,032	345,330	-7.0	305,097	278,047	9.7

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Greater Sudbury Third Quarter 2010

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2009	January	89	-44.0	139	366	423	32.9	197,327	-6.0	194,240
	February	97	-42.3	129	299	383	33.7	197,006	-7.4	201,900
	March	110	-42.7	111	329	324	34.3	189,397	-8.2	197,550
	April	168	-31.1	140	373	329	42.6	205,716	-3.1	209,603
	May	202	-27.1	168	463	358	46.9	199,606	-4.3	190,351
	June	243	-10.7	175	460	353	49.6	196,203	-12.1	186,488
	July	205	-26.5	166	429	348	47.7	200,792	-8.2	195,823
	August	224	6.2	222	392	361	61.5	201,854	-2.0	197,959
	September	201	-20.6	171	375	334	51.2	202,652	-5.1	200,018
	October	176	1.1	188	320	337	55.8	208,893	0.7	217,236
	November	153	59.4	186	322	387	48.1	200,380	-1.1	200,134
	December	109	53.5	182	179	371	49.1	208,024	5.8	217,686
2010	January	108	21.3	171	330	395	43.3	198,871	0.8	201,480
	February	131	35.1	173	321	416	41.6	218,665	11.0	224,066
	March	180	63.6	180	499	458	39.3	214,017	13.0	223,649
	April	278	65.5	214	566	506	42.3	231,093	12.3	243,725
	May	261	29.2	218	498	394	55.3	232,328	16.4	212,566
	June	206	-15.2	153	511	392	39.0	219,575	11.9	213,079
	July	193	-5.9	172	437	389	44.2	234,202	16.6	233,160
	August	226	0.9	194	381	351	55.3	222,264	10.1	217,455
	September	185	-8.0	170	362	343	49.6	216,755	7.0	218,819
	October									
	November									
	December									
	Q3 2009	630	-15.2		1,196			201,763	-5.4	
	Q3 2010	604	-4.1		1,180			224,391	11.2	
	YTD 2009	1,539	-25.1		3,486			199,593	-6.3	
	YTD 2010	1,768	14.9		3,905			223,016	11.7	

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Source: CREA (MLS®)

Table 5b: MLS® Residential Activity for Sault Ste. Marie Third Quarter 2010

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2009	January	64	-28.9	100	104	138	72.5	120,402	9.7	123,672
	February	66	-22.4	97	117	167	58.1	118,235	12.6	124,528
	March	82	-23.4	90	152	166	54.2	125,738	2.2	127,314
	April	114	-24.0	96	217	185	51.9	123,651	5.8	124,985
	May	110	-35.7	91	238	184	49.5	129,121	2.0	128,045
	June	144	-2.7	97	257	177	54.8	137,507	1.0	124,860
	July	142	-12.9	102	248	181	56.4	131,535	-5.6	126,708
	August	132	-2.2	104	193	163	63.8	120,002	-7.6	117,678
	September	125	-21.4	102	197	169	60.4	137,154	9.7	133,094
	October	121	19.8	117	173	187	62.6	130,854	5.5	127,828
	November	121	124.1	158	143	203	77.8	136,820	32.8	144,346
	December	68	54.5	134	70	191	70.2	138,170	16.5	143,279
2010	January	70	9.4	117	139	194	60.3	135,632	12.6	144,045
	February	63	-4.5	94	148	209	45.0	132,724	12.3	141,403
	March	118	43.9	125	233	228	54.8	124,394	-1.1	129,440
	April	141	23.7	119	255	214	55.6	132,943	7.5	133,342
	May	131	19.1	110	261	193	57.0	150,331	16.4	144,187
	June	136	-5.6	104	227	161	64.6	135,073	-1.8	131,403
	July	132	-7.0	102	237	183	55.7	146,477	11.4	135,084
	August	135	2.3	104	214	174	59.8	134,963	12.5	135,093
	September	117	-6.4	101	178	166	60.8	126,425	-7.8	126,233
	October									
	November									
	December									
	Q3 2009	399	-12.7		638			129,460	-1.6	
	Q3 2010	384	-3.8		629			136,320	5.3	
	YTD 2009	979	-19.0		1,723			128,277	2.3	
	YTD 2010	1,043	6.5		1,892			135,848	5.9	

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Source: CREA (MLS®)

Table 5c: MLS® Residential Activity for North Bay
Third Quarter 2010

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2009	January	37	-42.2	67	99	132	50.8	205,947	18.4	220,845
	February	82	6.5	114	115	147	77.6	182,213	-0.9	184,512
	March	80	-29.8	81	177	150	54.0	185,646	2.1	188,828
	April	141	-3.4	101	218	159	63.5	201,077	4.5	185,155
	May	130	-27.4	92	223	155	59.4	189,654	0.3	183,456
	June	140	-5.4	101	207	161	62.7	208,180	3.6	195,609
	July	161	6.6	110	229	168	65.5	187,802	-4.7	187,597
	August	105	-11.0	94	151	144	65.3	176,773	-2.0	176,012
	September	122	13.0	113	173	174	64.9	192,417	-1.0	194,180
	October	92	22.7	115	116	137	83.9	196,537	7.9	200,653
	November	75	36.4	110	114	179	61.5	213,726	19.8	209,424
	December	55	37.5	121	63	179	67.6	197,875	22.2	207,731
2010	January	72	94.6	132	153	203	65.0	199,434	-3.2	217,143
	February	80	-2.4	115	141	181	63.5	208,298	14.3	210,926
	March	142	77.5	132	244	211	62.6	227,376	22.5	223,552
	April	177	25.5	124	242	165	75.2	228,400	13.6	217,464
	May	134	3.1	101	238	170	59.4	209,220	10.3	199,628
	June	139	-0.7	97	246	186	52.2	212,787	2.2	203,706
	July	98	-39.1	77	181	137	56.2	201,187	7.1	203,648
	August	102	-2.9	90	157	159	56.6	223,734	26.6	217,488
	September	94	-23.0	88	157	162	54.3	206,394	7.3	210,220
	October									
	November									
	December									
	Q3 2009	388	2.9		553			186,269	-2.5	
	Q3 2010	294	-24.2		495			210,674	13.1	
	YTD 2009	998	-9.7		1,592			192,222	1.3	
	YTD 2010	1,038	4.0		1,759			215,114	11.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA (MLS®)

Table 5d: MLS® Residential Activity for Timmins
Third Quarter 2010

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2009	January	47	-35.6	71	101	122	58.2	101,437	7.0	116,705
	February	50	-24.2	68	98	122	55.7	115,994	-1.2	126,016
	March	71	-14.5	74	135	138	53.6	100,541	-11.7	110,951
	April	88	-24.8	78	138	118	66.1	113,364	-11.4	106,571
	May	94	-29.9	83	173	134	61.9	121,627	1.8	115,369
	June	100	3.1	74	200	151	49.0	116,165	-8.3	123,325
	July	117	-8.6	89	196	152	58.6	127,159	-0.6	121,197
	August	98	-3.0	85	149	139	61.2	128,783	16.3	120,825
	September	111	11.0	96	150	139	69.1	126,659	5.8	135,268
	October	79	-9.2	87	125	136	64.0	123,460	0.5	120,209
	November	76	111.1	91	81	110	82.7	120,595	3.3	111,045
	December	35	9.4	70	74	161	43.5	127,883	-1.0	128,537
2010	January	43	-8.5	68	103	133	51.1	114,428	12.8	131,305
	February	43	-14.0	61	125	153	39.9	114,009	-1.7	140,392
	March	94	32.4	95	181	162	58.6	115,072	14.5	117,835
	April	101	14.8	81	187	157	51.6	131,500	16.0	133,484
	May	99	5.3	88	195	152	57.9	123,959	1.9	118,903
	June	131	31.0	96	209	153	62.7	138,793	19.5	162,450
	July	90	-23.1	74	189	148	50.0	111,331	-12.4	91,538
	August	106	8.2	87	164	147	59.2	126,050	-2.1	126,642
	September	112	0.9	97	167	155	62.6	128,949	1.8	125,512
	October									
	November									
	December									
	Q3 2009	326	-0.9		495			127,477	6.1	
	Q3 2010	308	-5.5		520			122,803	-3.7	
	YTD 2009	776	-13.7		1,340			118,929	0.0	
	YTD 2010	819	5.5		1,520			124,784	4.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA (MLS®)

Table 6: Economic Indicators
Third Quarter 2010

		Interest Rates			NHPI, Total Thunder Bay/Greater Sudbury 1997=100	CPI, 2002 =100 (Ontario)	Greater Sudbury Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	112.70	112.40	82.3	5.9	65.2	830
	February	627	5.00	5.79	112.70	113.10	81.6	6.6	65.2	827
	March	613	4.50	5.55	112.70	113.70	81.1	7.5	65.4	820
	April	596	3.90	5.25	112.70	113.20	80.1	8.5	65.2	814
	May	596	3.90	5.25	112.70	114.00	80.7	8.3	65.6	808
	June	631	3.75	5.85	112.70	114.20	80.1	8.8	65.4	804
	July	631	3.75	5.85	112.70	113.70	79.4	9.5	65.3	803
	August	631	3.75	5.85	112.70	113.70	78.0	10.1	64.5	806
	September	610	3.70	5.49	112.10	113.80	77.4	10.1	64.0	809
	October	630	3.80	5.84	112.70	113.90	77.0	10.2	63.7	821
	November	616	3.60	5.59	112.60	114.60	76.5	10.0	63.1	819
	December	610	3.60	5.49	112.60	114.10	76.2	10.4	63.1	816
2010	January	610	3.60	5.49	113.00	114.50	75.7	10.4	62.8	805
	February	604	3.60	5.39	113.30	115.10	75.4	10.8	62.7	813
	March	631	3.60	5.85	113.30	115.30	75.7	10.6	62.7	829
	April	655	3.80	6.25	113.00	115.70	77.5	9.7	63.6	844
	May	639	3.70	5.99	113.00	116.20	79.6	8.9	64.7	850
	June	633	3.60	5.89	113.00	116.00	81.5	8.0	65.5	855
	July	627	3.50	5.79	110.80	117.00	81.9	8.5	66.1	861
	August	604	3.30	5.39	110.70	117.00	81.3	9.6	66.4	867
	September	604	3.30	5.39		117.10	81.5	10.0	66.9	866
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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